

SILVERADO RANCH & ROGERS  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:**

**TENTATIVE MAP** for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise. JJ/gc/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-104-001; 177-30-104-002

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4485 W. Silverado Ranch Boulevard
- Site Acreage: 2.1
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans show a 1 lot commercial subdivision on a 2.1 acre site. Access to the site is from Silverado Ranch Boulevard.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-21-900622	Modifications for a previously approved retail building, restaurant buildings with drive-thru lanes, and a vehicle maintenance facility	Approved by ZA	November 2021
NZC-19-0881	Reclassified the site from R-E to C-2 zoning for a retail building, restaurant buildings with drive-thru lanes, and a vehicle maintenance facility	Approved by BCC	February 2020
VS-19-0609	Vacated government patent easements on the west parcel and a portion of right-of-way being Rogers Street	Approved by PC	October 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F & R-E	Armory & undeveloped
South	Public Use	P-F	Flood control detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Undeveloped (approved for a commercial center)

The site and the surrounding area are within the recently expanded Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
VS-22-0210	A vacation and abandonment of government patent easements, a resolution relative to the acquisition of rights-of-way, and a 5 foot wide portion of right-of-way being Silverado Ranch Boulevard is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard on APN 177-30-104-001;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch Detention Basin and the Silverado Ranch Boulevard improvement projects.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0201-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118